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12/12/11

COMMERCIAL BOARD OF ADJUSTMENT

Wednesday, December 7th, 2011

10:00 AM

1000 Throckmorton

City Council Chamber

2nd Floor – City Hall

Fort Worth, Texas 76102

BOARD MEMBERS:

Vacant
Wendy Vann Roach
Gene Miers
Norris Fletcher
Jake Petras
Michael Wellbaum, Chair
James Hill
Carl Logan (Alternate)
Johanna McCully-Bonner, Vice Chair
Jerry Tinkle (Alternate)
Marlene Beckman

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I. 9:00 A.M. WORK SESSION

Pre-Council Chamber

A. Review of Cases on Today's Agenda

II. 10:00 A.M. PUBLIC HEARING

Council Chamber

A. Approval of Minutes of November 2, 2011 Hearing

APPROVED
6-0-2

B. Cases on Today's Agenda

III. 12:00 P.M. LUNCH AND STAFF BRIEFING

Pre-Council Chamber

1:00 P.M. CONTINUATION OF PUBLIC HEARING

Council Chamber

3:00 P.M. BOARD MEMBER TRAINING

Pre-Council Chamber

ASSISTANCE AT THE PUBLIC MEETINGS:

The Fort Worth City Hall and Council Chambers are wheelchair accessible. Access to the building and special parking are available on the south side of the City Hall building to the south of Texas Street. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers or large print, are requested to call 817-392-7844, FAX 817-392-7985, or call TDD 1-800-RELAY-TX at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

Executive Session.

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.



A. Continued Cases:

1. **BAC-11-104** **Yasin Mawani by Faith Advertising** **CD8**
4140 Meadowbrook Dr.
- a. Request a **SPECIAL EXCEPTION** in a "ER" Neighborhood Commercial Restricted District to permit the installation of an electronic changeable copy sign on a monument sign.
APPROVED 8/0
- b. Request a **VARIANCE** in a "ER" Neighborhood Commercial Restricted District to permit the installation of an illuminated monument sign providing approximately eighty eight (88) square feet signage area where none is allowed.
APPROVED 8/0
- c. Request a **VARIANCE** in a "ER" Neighborhood Commercial Restricted District to permit the installation of an illuminated monument sign providing approximately eight (8) feet in height where none is allowed.
APPROVED 8/0
- d. Request a **VARIANCE** in a "ER" Neighborhood Commercial Restricted District to permit the installation of an illuminated monument sign encroaching approximately fifteen (15) feet along north property line and ten (10) feet along east property line into the twenty (20) foot projected front yard setback, creating an approximate five (5) foot and ten (10) foot front yard setbacks along north and east property lines.
APPROVED 8/0
2. **BAC-11-119** **Melvin Margol Family Trust by Global Signs Inc.** **CD7**
4119 Camp Bowie Blvd.
- a. Request a **VARIANCE** in a "F" General Commercial District to permit the installation of an illuminated sign providing approximately twenty six (26) feet in height where a maximum of eight (8) feet height is allowed, excessive by eighteen (18) feet in height.
MOTION TO APPROVE FAILED FOR LACK OF SEVEN (7) AFFIRMATIVE VOTES 0/8
- b. Request a **VARIANCE** in a "F" General Commercial District to permit the installation of an illuminated sign providing approximately a ground contact of twenty five (25%) percent where a minimum of seventy five (75%) percent ground contact is required, deficient by fifty (50%) percent.
MOTION TO APPROVE FAILED FOR LACK OF SEVEN (7) AFFIRMATIVE VOTES 0/8



B. New Cases:

1. **BAC-11-128** **The Universal Church by National Signs (Beth Murphy)** **CD9**
501 W. Seminary Dr.
 - a. Request a **VARIANCE** in a "E" Neighborhood Commercial District to permit the installation of an illuminated monument sign encroaching approximately nineteen (19) feet into the required twenty (20) foot front yard setback, creating an approximate one (1) foot front yard setback.
APPROVED 8/0
2. **BAC-11-132** **Quiktrip Corporation by Melanie Hancock** **CD8**
12391 South Freeway
 - a. Request a **VARIANCE** in a "E" Neighborhood Commercial District to permit an illuminated monument sign encroaching approximately twenty (20) feet into the required twenty (20) foot front yard setback creating an approximate zero (0) foot front yard setback.
CONTINUED TO JANUARY 4, 2012 8/0
3. **BAC-11-133** **Altamesa Church of Christ by Richard Frank** **CD6**
4532 Altamesa Blvd.
 - a. Request a **VARIANCE** in a "A-5" One-Family District to permit a church rectory without providing the required screening fence along east side of the property line.
APPROVED 8/0
4. **BAC-11-134** **University Church of Christ by Freddie Flippin** **CD3**
2828 Longvue Ave.
 - a. Request a **VARIANCE** in a "FR" General Commercial Restricted District to permit a non-illuminated monument sign encroaching approximately twenty (20) feet into the required twenty five (25) foot front yard setback creating an approximate five (5) foot front yard setback along I-30 Frontage Road.
APPROVED 8/0
 - b. Request a **VARIANCE** in a "FR" General Commercial Restricted District to permit a non-illuminated monument sign encroaching approximately twenty (20) feet into the projected twenty (20) foot front yard setback creating an approximate zero (0) foot front yard setback along Longvue Ave.
APPROVED 8/0



5. **BAC-11-135** **St. Paul Lutheran Church of Fort Worth & David Gallagler** **CD9**
2008, 2012, 2016 Wenneca Ave.
- a. Request for a **SPECIAL EXCEPTION** in a "J" Medium Industrial District to permit the use of the land for vehicle storage for a period of five (5) years.
APPROVED 8/0
- b. Request for a **VARIANCE** in a "J" Medium Industrial District to permit the vehicle storage without providing the required six (6) foot screening fence.
APPROVED 8/0
6. **BAC-11-136** **Benadam Corp. by Jackei Green** **CD4**
6051 Bridge St.
- a. Request a **VARIANCE** in "D" High Density Multifamily District to permit to install an additional non-illuminated detached sign where only one is allowed.
APPROVED 8/0
7. **BAC-11-137** **Cowtown 5th St. Partners by Hybrid Entertainment** **CD9**
2817 W. 5th St.
- a. Request a **VARIANCE** in a "I" Light Industrial District to permit the construction of a new building providing approximately twenty four (24) parking spaces where a minimum of fifty seven (57) parking spaces are required, deficient by approximately thirty three (33) parking spaces.
CONTINUED TO JANUARY 4, 2012 8/0
8. **BAC-11-138** **North Hills Hospital by Ruben L. Castro** **CD2**
3101 N. Tarrant Pkwy.
- a. Request a **VARIANCE** in "G" Intensive Commercial District to permit to install an illuminated monument sign providing approximately one hundred and ninety two (192) square feet signage area where a maximum of one hundred and twenty eight (128) square feet signage area is allowed, excessive by sixty four (64) square feet.
APPROVED 8/0
- b. Request a **VARIANCE** in "G" Intensive Commercial District to permit to install an illuminated monument sign of sixteen (16) feet in height where a maximum of eight (8) feet high sign is allowed, excessive by eight (8) feet in height.
APPROVED 8/0



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9. BAC-11-139

Carlyle/ Cypress West 7th LP by Stanley Demille
2973 W. 7th St.

CD9

- a. Request a **VARIANCE** in "PD-739 (MU-2)" Planned Development District to permit to install an illuminated attached sign providing approximately one hundred and fifteen (115) square feet signage area where a maximum of approximately ninety (90) square feet signage area is allowed, excessive by approximately twenty five (25) square feet.

APPROVED 8/0

- b. Request a **VARIANCE** in "PD-739 (MU-2)" Planned Development District to permit to install an illuminated attached sign projecting approximately six (6) feet from the wall where a maximum of three (3) feet sign projection is allowed, excessive by three (3) feet.

APPROVED 8/0

IV. ADJOURNMENT: 1:27 P.M.